



Agenda

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DATE 1.18.2017 TIME 11:56am

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
COUNCIL CHAMBERS
MONDAY, JANUARY 23, 2017
5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM JANUARY 9, 2017 PUBLIC WORKS COMMITTEE MEETING

INFORMATIONAL AGENDA

6. UPDATE TO THE RAILRUNNER ZIA STATION (JOHN ROMERO/KEITH WILSON)
7. PRESENTATION ON THE ADA TRANSITION PLAN (DAVID CHAPMAN)

CONSENT AGENDA

8. CIP PROJECT #801 B - NMDOT FUNDING AGREEMENT, CN S100460; FOR RECONSTRUCTION OF GUADALUPE FROM AGUA FRIA NORTH TO PASEO DE PERALTA
 - REQUEST FOR APPROVAL OF THE FUNDING AGREEMENT WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$375,000
 - REQUEST FOR APPROVAL OF THE BUDGET AMENDMENT RESOLUTION TO BUDGET THE NMDOT GRANT FUNDING (DAVID QUINTANA)

Committee Review:

Finance Committee (Scheduled)

01/30/17

Council (Scheduled)

02/08/17

9. CIP PROJECT #408D – SALVADOR PEREZ PARK IMPROVEMENTS 2012 G.O. BOND PROJECT, PHASE 1A CONSTRUCTION
- REQUEST FOR APPROVAL OF A CONSTRUCTION SERVICES AGREEMENT WITH COOPERATIVE EDUCATIONAL SERVICES (CES)/FACILITYBUILD, INC. TOGETHER WITH THE ASSOCIATED AIA AGREEMENT BETWEEN OWNER AND CONTRACTOR IN THE AMOUNT OF \$432,521.91
 - REQUEST FOR APPROVAL OF A BUDGET AMENDMENT REQUEST (**JASON KLUCK**)

Committee Review:

Finance Committee (Scheduled)	01/17/17
Council (Scheduled)	01/25/17

10. REQUEST FOR APPROVAL OF RFP #17/11/P AND PROFESSIONAL SERVICES AGREEMENT WITH TEMPLETON MARKETING FOR THE ADVERTISING SALES, DESIGN, PRODUCTION, INSTALLATION, MAINTENANCE, AND REMOVAL FOR SANTA FE TRAILS BUSES EXTERIOR, SHELTERS, AND BENCHES (**THOMAS MARTINEZ**)

Committee Review:

Finance Committee (Scheduled)	01/30/17
Council (Scheduled)	02/08/17

11. REQUEST FOR APPROVAL OF AN ORDINANCE UPDATING AND REFORMING THE PERMITTED LOCATIONS AND REGULATIONS FOR THE SALE AND CONSUMPTION OF ALCOHOL ON CITY PROPERTY; AND REVISING THE PROVISIONS FOR SALE AND CONSUMPTION OF ALCOHOL ON CITY PROPERTY (**COUNCILOR DOMINGUEZ**) (**ALFRED WALKER**)

Committee Review:

City Business Quality of Life Committee (No Quorum)	01/11/17
Public Safety (Scheduled)	01/24/17
City Business Quality of Life Committee (Scheduled)	02/08/17
City Council (Request to publish)	02/08/17
Finance Committee (Scheduled)	02/27/17
Council (Public hearing)	03/08/17

12. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 24-2.6 SFCC 1987 TO ADD A TRUCK AND OTHER LARGE VEHICLES TRAFFIC RESTRICTION ON DEFOURI STREET (**COUNCILOR LINDELL**) (**JOHN ROMERO**)

Committee Review:

City Council (Request to publish)	01/25/17
Finance Committee (Scheduled)	01/30/17
Council (Public hearing)	02/22/17

13. REQUEST FOR APPROVAL DIRECTING STAFF TO PROVIDE A REPORT TO THE GOVERNING BODY REGARDING “FEE IN LIEU OF” AFFORDABLE HOUSING REVENUES (**COUNCILOR DOMINGUEZ**) (**ALEXANDRA LADD**)

Committee Review:

City Business Quality of Life Committee (No Quorum)	01/11/17
Finance Committee (Scheduled)	01/17/17
Council (Scheduled)	01/25/17

14. REQUEST FOR A RESOLUTION AUTHORIZING THE DEFEASANCE AND REDEMPTION OF THE OUTSTANDING CITY OF SANTA FE, NEW MEXICO GENERAL OBLIGATION BONDS, SERIES 208 (THE "BONDS"); AUTHORIZING THE PUBLICATION OF A NOTICE OF DEFEASANCE AND REDEMPTION OF THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT BY AND BETWEEN THE CITY AND BOKF, NA, AS ESCROW AGENT; REPEALING ACTION PREVIOUSLY TAKEN TO THE EXTENT INCONSISTENT WITH THE PROVISIONS HEREOF **(COUNCILOR DOMINGUEZ) (ADAM JOHNSON)**

Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

01/30/17
02/08/17

DISCUSSION AGENDA

15. SANTA FE RIVER TRAIL IMPROVEMENT PROJECT HISTORY **(JOHN ROMERO)**
16. CAPITAL PROJECT BUDGETING **(ISAAC PINO)**
17. MATTERS FROM STAFF
18. MATTERS FROM THE COMMITTEE
19. MATTERS FROM THE CHAIR
20. NEXT MEETING: **MONDAY, FEBRUARY 6, 2017**
21. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520
five (5) working days prior to meeting date

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
January 23, 2017**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:00 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - January 9, 2017	Approved as presented	2
INFORMATIONAL AGENDA		
6. Zia Station Update	Reported	5-6
7. ADA Transition Plan	Report/Discussion	12-14
CONSENT AGENDA LISTING		
8. NMDOT Funding Agreement	Listed	2-3
9. Salvador Perea Park Improvements		
10. Santa Fe Trails Bus Shelters		
12. DeFouri Vehicle Restrictions		
14. GO Bond Redemption/Repeal	Postponed indefinitely	14
DISCUSSION AGENDA		
11. Alcohol on City Property Ordinance	Approved	6-10
13. "Fee in Lieu Of" AH Report	Approved	10-12
15. River Trail Project History	Discussion	3-5
16. Capital Project Budgeting	Discussion	14-16
17. Matters from Staff	None	16
18. Matters from the Committee	None	16
19. Matters from the Chair	None	16
20. Next Meeting:	February 6, 2017	16
21. Adjournment	Adjourned at 8:25 p.m.	17

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
Monday, January 23, 2017

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Peter N. Ives, Chair at approximately 5:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Peter N. Ives, Chair
Councilor Joseph M. Maestas
Councilor Christopher M. Rivera
Councilor Ronald S. Trujillo
Councilor Renee D. Villarreal

MEMBERS ABSENT:

STAFF PRESENT:

Isaac Pino, Public Works Director
Bobbi Huseman, Public Works Staff

OTHERS PRESENT:

Councilor Carmichael Dominguez
Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items were incorporated herewith by reference. The original Committee packet is on file in the Public Works Department.

3. APPROVAL OF AGENDA

Mr. Pino said John Romero has to be at an ENN meeting in an hour. He asked for Item #15 - River Trail to be considered ahead of #6 - Zia Station and #7 - ADA Transition Plan before #16 - Capital projects budgeting; Then from Consent, move #12 behind #8. And #7 ahead of #16. #14 is postponed indefinitely.

Councilor Trujillo moved to approve the agenda as amended. Councilor Maestas seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Maestas and Councilor Rivera asked for discussion on # 11.

Chairman Ives asked for discussion on # 13.

Councilor Villarreal moved to approve the Consent Agenda as amended. Councilor Maestas seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM JANUARY 9, 2017 PUBLIC WORKS COMMITTEE MEETING

Councilor Maestas moved to approve the minutes from January 9, 2017 as presented. Councilor Villarreal seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

- 8. CIP PROJECT #801 B - NMDOT FUNDING AGREEMENT, CN S100460; FOR RECONSTRUCTION OF GUADALUPE FROM AGUA FRIA NORTH TO PASEO DE PERALTA**
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01/30/17

Council (Scheduled)

02/08/17

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Committee Review:

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Finance Committee (Scheduled)
Council (Public hearing)

01/25/17
01/30/17
02/22/17

DISCUSSION AGENDA

15. SANTA FE RIVER TRAIL IMPROVEMENT PROJECT HISTORY (JOHN ROMERO)

John Romero referred to the timeline in the packet for reconstruction of the River Trail along Alameda. He broke it into the phases of development chronologically. There is some overlap. He briefly highlighted those phases for the Committee as shown on the timeline.

Right now, they are conducting improvements. Because it was identified as a trail it had to be at least 8' wide to allow bikes to pass each way. They didn't choose to just add 5' because the seam could catch tires. They are using some of the concrete material from the sidewalk to construct retaining walls by breaking up the concrete to recycle as bricks.

Councilor Maestas said in the news article last week in response to a councilor questioning this project and implying the City was wasting money by demolishing a perfectly good sidewalk, what Mr. Romero outlined counters that assertion. It involved extensive planning and they got additional funding for it. Maybe there is a lack of information or a disconnect between the objectives and goals of BTAC projects. As Chair of BTAC, there was some fallout from the article. The BTAC was befuddled by this interpretation of the project. He was asking to maintain some level of understanding regarding the Bike Master Plan and the philosophy such as Complete Streets and road diets.

He was now concerned about where this is going and there shouldn't be these misunderstandings. It insinuated we didn't know what we were doing. He was open for suggestions to bridge the gaps. BTAC

members come from all aspects of the biking community. He questioned if he was not being a good enough advocate for the city projects. He was willing to do his part to bridge these gaps and understand the projects.

Chairman Ives said the project has a long history back to April 2012 and a long life for implementation. The City continues to have budget challenges and Councilor Lindell's criticism was that it did look like a perfectly good sidewalk. We determined that changes needed to be made there and the recitation of chronology made it clear. He thought the article was whether the City should be doing this, given our financial status. We can tell people why it is being developed this way.

We are looking at this year's CIP plan and he is looking for it becoming a 10 year CIP plan. If something doesn't make sense - Staff is there and understand the intricacies of our spending and if you see ways or ask questions - that is fair when trying to understand priorities. We only have so many dollars and have more to accomplish than that.

Councilor Maestas thought the only thing worse would be to question the ribbon cutting. We collectively approved the construction contract - so this is criticism after the fact. He agreed to reach out and ask her to comment earlier in a project.

He also appreciated allowing Guadalupe to remain on consent. BTAC will be updating the 2012 Bike Mater Plan this year. He will explain the philosophy and how they relate to the overall plan

Chairman Ives would like for that to be in the CIP Plan. We have taken steps to ensure when we approve bond funding that we can't change it after it is approved.

Councilor Trujillo asked if there was something that could eliminate that seam and keep it safe.

Mr. Romero was not aware of anything. He explained that in order to prevent the expansion and contraction, they have to put in a 2" joint to allow that give and take. It is bituminous and over time it degrades. The only other way is to drill for a dowel there which is expensive.

Councilor Trujillo said he supported it and suggest more PSA issued in the future.

Councilor Villarreal thanked Mr. Romero. The report was helpful. It is clear that the processes were in place to approve this and she was glad they replaced it to minimize liability.

She asked how they incorporate multi-modal in projects.

Mr. Romero briefly explained how they follow the standards.

Councilor Villarreal thought perhaps we need to notify the public through PSAs on delays anticipated.

Mr. Romero said they did put out PSAs for this project.

Councilor Villarreal said she didn't make the connection with 2012 bonds. She would like to know more about the projects ahead of them.

Mr. Romero said the 2012 Bond put \$6 million toward trails and we are nearing the end of that time period although the bonds were not sold until 2014. Right now, we are wrapping up all that was set in motion and with the new capital plan, you can see the projects down the road and can look at the bike portion of that. He offered to present a list of those completed and those yet to be completed.

Chairman Ives said he gets questions related to why bikes are on the sidewalk instead of the streets. The response is that it is a designated trail and that distinction may not be known around town so language-wise, the choice of words is important for our messages to be positive.

Mr. Romero concluded that they are not wasting a perfectly good sidewalk.

INFORMATIONAL AGENDA

6. UPDATE TO THE RAILRUNNER ZIA STATION (JOHN ROMERO/KEITH WILSON)

Councilor Trujillo knew they got a letter from NMDOT and just wanted to know what is left to be done at the Zia Station like signs, etc., and if there are things we can do for the neighborhood.

Mr. Wilson said the infrastructure at the station is complete and DOT signed off and gave approval to open the station for the Rail Runner. Rio Metro is putting together a new schedule and including other changes that were needed.

We began the consultation with tribal entities in a 60-day process and this week a public process with a press release to show the changes in schedule. If there are no major comments, very soon after 60 days, the train could be making stops there.

When Council approved the resolution, one requirement was to have a review at six months and 12 months for impact on traffic. There were no promises made for more signs or crossings but if there is a parking problem in the neighborhood, it will be reviewed by Council so at this point, everything is in process.

Councilor Maestas asked if there would be any outreach to Candelero Neighborhood Association or others nearby.

Mr. Wilson said they have been made aware. They are coordinating with Rio Metro on public releases and an expansive email list including Candelero Neighborhood Association.

Councilor Maestas noted we are still allowing westbound Zia to go to southbound on Galisteo and it needs to be addressed. We need to significantly add to the storage of left bound turn lanes and look at alternatives. He offered to go to the neighborhood associations and tell them about the lack of storage to northbound St. Francis.

Mr. Wilson said they widened the roadway from Galisteo to St. Francis with 3 lanes from Galisteo to Zia Road. Staff is mulling over ideas to improve operation of the left turns there.

Councilor Maestas asked if we would have that conflict of movements from people being dropped off at Zia. It might be just at peak hours but it will be exacerbated. There is still a lack of storage for left turns, People have had bad experiences there.

Mr. Wilson pointed out that no trains will stop there at peak hours. The plan includes closing off the left turn at Galisteo southbound but loops that around again. The train opening should not impact traffic during peak hours.

Chairman Ives echoed those concerns. Being proactive with the neighborhood associations is a very smart thing to do. He thought Council will hear a lot during the six-month evaluation process. He said he was also willing to go to those meetings. He would ask for at least one public meeting with them before opening to share the plans to date and take input to deal in a timely fashion and not just after six months or a year.

11. REQUEST FOR APPROVAL OF AN ORDINANCE UPDATING AND REFORMING THE PERMITTED LOCATIONS AND REGULATIONS FOR THE SALE AND CONSUMPTION OF ALCOHOL ON CITY PROPERTY; AND REVISING THE PROVISIONS FOR SALE AND CONSUMPTION OF ALCOHOL ON CITY PROPERTY (COUNCILOR DOMINGUEZ) (ALFRED WALKER)

Committee Review:

City Business Quality of Life Committee (No Quorum)	01/11/17
Public Safety (Scheduled)	01/24/17
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Councilor Dominguez gave a brief history why the bill exists and the desire to have events that serve alcohol. In 2010 when Fuego began, it was not clear on process and required an ordinance amendment for a use at the park and they negotiated best practices as it went along. He said the things needing attention now are in a table on page 7 provided from the National Institute and security thresholds that are less restrictive than current police requirements.

This applies only to city property. Assistant City Attorney Alfred Walker is here and members of the Prevention Alliance.

Councilor Maestas believed they were converging on a process that wasn't as onerous. This is very important and he understand the region and the afflictions of alcohol abuse and had seen it firsthand. But he needed to understand the action sought. We were incorporating those things to avoid repeated amendments and thought the City had already set the limitations on number of servings and alcoholic content. At the Fuego games, it was well received to be allowed to take their beer back to their seats. He

didn't think it was broken and asked why we are trying to fix it. We had a long conversation about moving emerging events like Bike and Brew at Ft. Marcy and it was a huge success for Bike and Brew. They did sell alcohol under those limitations and it took place without incident. He had never been briefed on it, so he had no data and now hearing they are moving. All indications were that Bike and Brew was a success.

Councilor Dominguez said it seemed that in the past, every event meant the City had to re-evaluate best practices but the bill was not well organized. This breaks it up - it identifies locations and establishes the best practices. If we find out there are other best practices to incorporate that could go into the other ordinance. We have actual standards on amount of alcohol to be served no matter what size the cups - it is in Table 7 as a clear guideline so that organizers know what they can and cannot do.

It also streamlines the process. The organizers know what to comply with. The resolution is intended to provide notice that alcohol is going to be served there and has the blessing of the Governing Body. The 60-day notice is appropriate. That speaks to the history and streamlines the process and reorganizes the bill to understand it better.

The feedback her received was from the folks at the Railyard. They could have events in the park there and it could be good or bad. But regardless of where, people know what they can or cannot do.

Councilor Maestas thought it would have been good to have a summary of things learned from the past and testimonials from those directly involved about any problems dispensing alcohol and what impact from the current code for those events are issues. The Santa Fe Prevention Alliance does good work but we now have good experience on events

Councilor Dominguez said he would try to provide that before the Council meeting.

Councilor Maestas pointed out that at Bike and Brew, there were micro brews with varying alcoholic content. He didn't understand how this table would accommodate micro brews.

Councilor Dominguez said he had to look at the table and immerse himself in it. It is intended to be a guideline for binge drinking. There is some science behind it and causes people to think about what they are doing beforehand. It is up to the organizers how it is used.

Councilor Rivera thanked Councilor Dominguez and the Prevention Alliance to keep us honest. This is to protect the consumer and license holder and the City, as well. It is important to do that.

He didn't understand why Bike and Brew moved to Ft. Marcy They are the ones who brought it to our attention about higher percentage of alcohol. So he was glad the Alliance came up with better way.

On page 6, item G, it talks about the area of Ft. Marcy only at professional baseball games. Various organizations have asked for that place. He asked if the intent was to limit it to baseball games.

Councilor Dominguez said no. It was to give Fuegos their own space in the bill. But we also want to make the rest of the park grounds an available place, like Bike and Brew.

Mr. Walker said that is essentially correct. The purpose here is that it doesn't change anything at Fuegos games for how it has been up to this point. The rest of the park would come under regulated sections of the ordinance.

Councilor Rivera asked Ms. Shelly Mann Lev about microbrew headed alcoholic content of micro brews. He heard some were as high as 21%.

Ms. Mann Lev said for the Bike and Brew, that was never on the table. They talked about 10-11%. The field is constantly changing. It is a chemistry limit. The bulk of them are under 12%. A few are higher but from the discussion - it was around the 10% range.

Councilor Rivera asked if anything not in that table would be prohibited.

Councilor Dominguez said ciders are changing. Anything above 5% is getting into hard liquor.

Ms. Mann Lev offered to do research on it but she thought the Council should consider a maximum limit. Now, it is limited to beer, wine and cider and she could get a more definitive answer. Obviously, alcohol is by volume - not over a standard limit.

Councilor Rivera asked if Councilor Dominguez would agree that anything greater than 15% would not be allowed.

Councilor Dominguez had no problem with that or they could provide that anything above that requires a special waiver.

Councilor Rivera said he would send an email of that to Mr. Guillen.

Councilor Villarreal said adding a new event in the ordinance didn't help. A little more data to back up the matrix in the chart would be helpful. She supported this for the clarity on how we want to use our public spaces. Events on private property are not Council's responsibility. She anticipated some push-back but adding language doesn't make sense to add events. A resolution to approve events makes sense.

Councilor Dominguez said the golf course would not have to come back. It is just if an event was planned at Fort. Marcy or the Railyard Park.

Councilor Trujillo recalled when Fuegos started, they wanted to have a local brewery dispense alcohol and he agreed. The Council talked about it and it went smoothly. He brought up alcohol content whose percentage of alcohol was above Bud Light. His concern is with the alcohol content. Fuego - has an 8% maximum content and up to three beers or ales. He asked if this chart now applies to Fuego.

Councilor Dominguez said this chart has science behind it and is endorsed by a credible organization. The chart gives some flexibility on what is being poured.

Councilor Trujillo explained the problem with using a wristband. But, in 5 years, at Fuego games, there has not been a bad incident. He was proud of that.

Councilor Dominguez clarified that this is based on scientific data and is for more than just Fuego.

Ms. Mann Lev explained that the beer industry has changed in that five years. This reflects what a standard beer is. Santa Fe Brewing can choose to serve beers of 6% or less. With the chart, some companies could make the choice. If they choose higher alcohol, they pour smaller amounts. And they do adjust pour sizes. They know exactly what they are pouring and make the size adjustments.

Councilor Maestas understood this table has been vetted for an average population. With less body weight, alcohol affects more. If the typical person takes the three drinks, he asked what their blood alcohol content would be and if this table translates to that.

Ms. Mann Lev said the table keeps people under the binge level list. That is the basis for this chart.

Councilor Maestas said BAC is the standard that matters on the street.

Ms. Mann Lev said she could provide that.

Councilor Rivera pointed out that BAC is different for everyone. He didn't think we want to make them measure BAC at the event. Breathalyzers at the event would not be appropriate. This is a best practice. There are over 100 different beers with over 10% by volume. He asked Mr. Guillen to prepare an amendment for not allowing any above 15%.

Councilor Dominguez said there are communities that use breathalyzers but didn't think Santa Fe would need one.

Councilor Maestas said he was not advocating for one here. They stop serving at so much before the end of the event. We just need to make sure people are not impaired when leaving.

Chairman Ives asked if there was input from brewers around town on these recommendations and from the Restaurant Association and the people who are selling these beverages. Having input from all sources is always valuable. He would love to see them come to these meetings if they want to participate.

Chairman Ives asked why those with recurring events must come in every year to submit a new application.

Councilor Dominguez said before, it was more just a notice that it was happening. It was not a manner of restricting.

Chairman Ives referred to page 8 at the bottom of page in subsection D where it states that for events with over 1,000 people anticipated, it states that police are responsible for this - but the FIR says there is no fiscal impact.

Councilor Dominguez said the impact is not known. The FIR was based off a police chart. For over 1000 attendance, 5 officers or one sergeant and private security are required.

Councilor Trujillo asked why they aren't trying to put the best practices in at the Convention Center or the Marty Sanchez Golf Course. They serve hard liquor at the Convention Center and one can have as many beers as they want at the golf course.

Councilor Dominguez said he could add that. It is an old argument. Those facilities already had their licenses and got them with public money.

Mr. Walker was hesitant to say too much about this but he believed the airport and golf course facilities were leased to private companies. Those exceptions were in the ordinance prior to Fuego and as the ordinance was changes for Fuego, he recalled no discussion about those locations of city-owned properties for their restaurants. He offered to look into that.

Councilor Trujillo agreed that they make money for the City and we don't want to jeopardize that. But Fuego went along with the three beers, yet those places can still serve all they want.

Councilor Dominguez said they will carve out for Fuego. He would do his best to answer all the questions - the goal is to have adults model best practices for our kids and make the community safe.

Councilor Rivera moved to approve with the proposed amendment and that information be brought back for a future vote. Councilor Villarreal seconded the motion.

Councilor Maestas said he was not absolutely against this and would support as do pass which is better than a no vote.

The motion passed by unanimous voice vote with Councilor Maestas voting as do pass.

Councilor Rivera asked to be added as a cosponsor.

Chairman Ives clarified that it is a cap at 15% for micro brews.

Councilor Dominguez understood that.

13. REQUEST FOR APPROVAL DIRECTING STAFF TO PROVIDE A REPORT TO THE GOVERNING BODY REGARDING "FEE IN LIEU OF" AFFORDABLE HOUSING REVENUES (COUNCILOR DOMINGUEZ) (ALEXANDRA LADD)

Committee Review:

City Business Quality of Life Committee (No Quorum)	01/11/17
Finance Committee (Scheduled)	01/17/17
Council (Scheduled)	01/25/17

Councilor Dominguez said there was discussion at Finance but he didn't think they had a good discussion about Affordable Housing. This is an opportunity to gather and obtain data regarding Affordable

Housing.

Chairman Ives said he would introduce a measure soon on Affordable Housing. He asked what we are planning to do with this across Santa Fe.

Ms. Alexandra Ladd said one benefit is to report on use of the funds and how well it leverages private funds to the City. Also, we can document how much is coming in and how much is used and it is not the same number. Funds have been deposited inconsistently and she hoped that could turn up some unused money.

Chairman Ives asked if she could do that within 60 days, going back 5 years

Councilor Villarreal said it was really from 2005 to 2016.

Ms. Ladd agreed, but anything before inclusionary zoning is off the table. There are also Tierra Contenta funds when land sales happened. Those were set up with 2/3 for Economic Development and 1/3 for Affordable Housing but the revenue stream wasn't looked at. So, they need to look at that Fund also.

Chairman Ives understood that is still in transition with 30-40% yet to be built out. So, the use of those funds might help in building out the rest.

Councilor Dominguez agreed. That's what he was asking for. There might be a need to change the allotment with Economic Development and Affordable Housing. This would give the data needed for better conversations about it.

Councilor Maestas thought the fee in lieu of option was also for developers claiming a financial hardship.

Ms. Ladd said they have to prove that hardship and Council must approve that.

Councilor Maestas asked why that isn't mentioned in this resolution. He asked if Councilor Dominguez would be open to that as an amendment. It would go at the end with some rules of thumb for the basis for financial hardship.

Councilor Dominguez didn't object but wanted to be respectful to Staff - this is intended to provide that opening for each case.

Councilor Maestas said he could bring an amendment.

Chairman Ives thought perhaps they should engage Lisa Martinez in that consideration.

Councilor Maestas asked how much more time is needed.

Ms. Ladd explained the process and the exceptions in place. She wants to revamp the entire ordinance because it is slightly out of compliance with the State Act and thought it best to do it all at once. Perhaps

look at some logical benchmarks on what hardship is. That is months of work which needs to happen and write that as part of the law.

Councilor Maestas said the City could not determine hardship without disclosures. Maybe a nondisclosure of a confidential finance report could be established. He was not asking for an ordinance but to objectively see a financial hardship.

Councilor Dominguez agreed to work with Councilor Maestas to open that window.

Councilor Villarreal concurred but added that it should be separate from this resolution. It may dispel something that we just arbitrarily just give it to developers.

Councilor Trujillo pointed out that they had that issue with Las Soleras, scrapped a hundred homes and fell short on the park by a million dollars. It can affect the City down the road. Now we are not completing that park the way we wanted to.

Councilor Villarreal moved to approve the request. Councilor Maestas seconded the motion and it passed by unanimous voice vote.

7. PRESENTATION ON THE ADA TRANSITION PLAN (DAVID CHAPMAN)

Mr. Chapman introduced Mr. William Sutton, Transportation Planner with the KFH Group to make the presentation.

Mr. Sutton used a power point to present the PROW Update. He introduced the prioritization plan and time line for when it will be finished. The project has inventoried all intersections and sidewalks in the City- from June to week before last. It took over 5,000 hours of survey work and days creating assignments and quality checks. They expect to complete it in February. We are contractually obligated to consider 10% of all data to monitor quality. 5,751 curb ramps were identified although, when they started, they were told there were about 3,000 and did not include any gated areas that have hundreds more that could not be inventoried.

He shared some of the statistics, all of which were in the plan. He provided other highlights in the power point presentation. He also explained the prioritization strategy they used in the study.

The next steps are to stay engaged with the sidewalk and curb schedule. There are construction projects going on constantly so it is important to maintain the database and keep it updated and do field surveys at construction sites.

He said they observed curb ramps being constructed that were not in compliance. So, monitoring is important.

Finding funding to improve sidewalks is hard. He included a list of possible fund sources used across the country and commented on several of them. Federal law requires sidewalk replacement at repaving.

Mr. Sutton said the Draft ADA Transition Plan is nearly completed and estimated it at late March, 2017.

Councilor Maestas said if this is a good faith effort to comply and whether the federal government would get involved to make sure it is comprehensive. He wanted to make sure Santa Fe is not in danger of losing federal funds over this issue since we are vulnerable as a sanctuary city.

Mr. Sutton agreed that completion of this plan shows a good faith effort.

Councilor Maestas noted that a March completion coincides with budget hearings. We cannot address all of the deficiencies in one year but would need a CIP phased plan as it comes into the city.

He pointed out that residents are confused about their sidewalk obligations. Maybe Mr. Sutton could share some brochures or user-friendly information on resident obligations. We don't routinely put that information out to constituents.

Chairman Ives suggested that a draft report in February would help.

Councilor Trujillo thanked them for this work. There are places with a curb ramp and no sidewalk - lots of elderly people have to backtrack to a driveway and use the street to walk in. That is a challenge for the City. Much of it doesn't meet code. The south side is great but on east side there are problems. Mr. Sutton mentioned so many funding sources and we need to look at all of them. There is funding out there, and is a matter of searching for it and making the cut.

He recalled that in 2010 - Councilor Calvert got an ordinance passed that all of those sidewalks fell on the property owner. So, by ordinance it is the owner's responsibility.

Mr. Sutton said often it is older people who are fiscally unprepared to make that commitment.

Councilor Trujillo agreed. People don't cut their trees and Chamisa and it is hard to pick and choose the priorities. He thanked Mr. Chapman for taking the lead on this. It is a matter of coming up with the funding.

Councilor Villarreal said this was excellent presentation. It was great that he broke it down into levels of severity and location to show where the problems are. She asked if there will be a way to see them by districts.

Mr. Sutton agreed. They like to break it down by districts to show at the neighborhood level where they stack up.

Chairman Ives asked about areas where there are no sidewalks.

Mr. Sutton said the scope was to locate those areas and they will be noted in the report and also some type of pedestrian improvement.

Chairman Ives asked if they have photographed all of it.

Mr. Sutton agreed. They have about 60,000 photos and those will be provided on a CD for the City.

Chairman Ives wondered if this data could be brought into the Ameresco database. That is a system we are tapping into for maintenance, particularly of buildings and he suggested that be a compatibility. And the quicker that is received, the quicker we can include it in the budget. And we have a lot of grant writing to do. It is a very encompassing report and it is deeply appreciated.

Mr. Chapman thanked the Committee for hearing them. He introduced Aurore Bleck, MDC Chair who wrote a letter to all state representatives, outlining our efforts on the PROW plan and asked them to be open for the funding of it. GIS was heavily involved. He agreed to check with Ameresco. GIS knew that it would be stronger for GIS mapping than was applicable for this study.

Chairman Ives added that it would be interesting to examine the intersection of ADA with the trail system. That would be significant in understanding the priorities needed.

14. REQUEST FOR A RESOLUTION AUTHORIZING THE DEFEASANCE AND REDEMPTION OF THE OUTSTANDING CITY OF SANTA FE, NEW MEXICO GENERAL OBLIGATION BONDS, SERIES 208 (THE "BONDS"); AUTHORIZING THE PUBLICATION OF A NOTICE OF DEFEASANCE AND REDEMPTION OF THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW AGREEMENT BY AND BETWEEN THE CITY AND BOKF, NA, AS ESCROW AGENT; REPEALING ACTION PREVIOUSLY TAKEN TO THE EXTENT INCONSISTENT WITH THE PROVISIONS HEREOF (COUNCILOR DOMINGUEZ) (ADAM JOHNSON)

This item was postponed indefinitely under Approval of Agenda.

16. CAPITAL PROJECT BUDGETING (ISAAC PINO)

Mr. Johnson reviewed the hand out report with the Committee which starts the discussion for the overall process for the criteria so he could bring the draft to the Committee. The second page begins with Quality of Life and Ambitions for further discussions with this Committee. It is a discussion to bring away actionable steps. Essentially, there are seven of those. He wanted feedback on those and added one as 8 different criteria in ranking all of the capital budget. To see if it aligns with any of those categories, he asked the Committee members to give a 1 for yes and ½ for maybe and 0 for no.

The goal is to take the current CIP as approved and put it in a user-friendly format and bring it back on February 6 for how it is laid out and further add weighting to the criteria and give Staff a chance to reorganize it by March 6 to take the recommended CIP to the budget hearing and underwrite projects under the perspective of the Public Works Committee.

Chairman Ives thought everyone was at session with Mark Friedman on Results Based Accountability. The quality of life issues are very broad across the whole population of Santa Fe and he talked about the indicators that tell us we are meeting those measures. So, the items under the goals are the indicators at that level. Then there is program accountability dealing with institutions and programs of the City if they are addressing those accountabilities. There is a 1-5 ranking for them. So, we already have some mapping of those goals to the CIP. This is not only community accountability but also program accountability to show we are headed in the right direction.

Chairman Ives saw them making changes to the CIP book to align with some of that context and was glad we have started some of that and looking forward to its completion for next year rather than this year.

Councilor Maestas said they incorporated recommendations from Ameresco and that was very analytical. He asked how we normalize that and try to establish a level of understanding. At that time, we were only talking about facilities.

Chairman Ives said in this next round we are looking at everything to be included in the plan. Much of everything is in here but not at a sufficient level of detail, such as ADA improvements. Part of it will be a much more detailed plan on need and looking at Ameresco, streets, parks, etc. SWAN Park has been in process for eight years already for Phase 1 and there are two other phases. So, they will need significant funding for that. It is a big project to address with available resources. We need to accomplish public works projects all over the city but we need to put a plan to put forward. Hopefully, it will be helpful to our residents' lives.

Councilor Maestas said what we have now are very rough estimates - certainly not appraisal estimates. Ameresco is expanding that. We need to identify where we need a better defined plan with a realistic scope and estimates based on whatever priorities we come up with. There is also the legal risk criterion - potential risk category - That could be a factor for prioritizing. Red-yellow-green on legal risk. That needs to be factored in. It will have a proportionate influence on how we prioritize or political controversy.

Chairman Ives agreed we can engage Risk Management for that. It would be appropriate to have Risk Management as part of it.

Mr. Pino agreed. We don't want to have the claims.

Councilor Maestas asked if that data could be translated when we have the criteria.

Chairman Ives agreed. We have to see the results of the survey. Once conclusions are drawn - we need to pay attention to them.

Councilor Rivera asked Mr. Johnson how much money we have for CIP.

Mr. Johnson said there are a number of different sources that can be used. This year's budget is approximately \$60 million and next year is proposed at \$35 million. Staff is finding out right now how much can be carried over. We are updating some of those funding sources because some has changed. Also, there is some added GRT bonding capacity.

Councilor Rivera mentioned that in the Friedman presentation, it looked like it was based around what people want like parks and sidewalks. He asked how that compares with the Public Works Building - the public probably doesn't care much about that.

Mr. Johnson said that is at the bottom of the list and could be funded through GRT Bonds. We could make part of the Ameresco part of that evaluation.

Councilor Rivera noted that communication is part of this survey but we are going to fill out what should be prioritized. He asked if there is a strategy for that.

Mr. Johnson agreed. We need to delve into the data to see if we need a messaging scheme for investments in facilities.

Councilor Maestas hoped, with the high priority for local bids on projects, to identify the capacity of the local construction industry to handle these projects. If we have a lot of money left over, we might need to elevate the interest even in construction firms outside the city to accelerate the construction in our city. We are planning along and have the means but the construction industry is often not robust enough to build these projects. The same is happening with the Water Fund capital fund. We will probably get blow back from the local industry but need to have incentives and disincentives. This might warrant further discussion to see how to accelerate that pace.

Chairman Ives asked the members to find their copy of the CIP plan. He asked Ms. Huseman to make sure everyone has a copy. At the next meeting, we could get into an in-depth analysis with the best guess of what funds will be available.

17. MATTERS FROM STAFF

There were no matters from Staff.

18. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

19. MATTERS FROM THE CHAIR

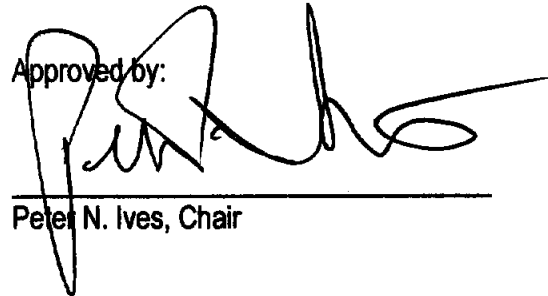
There were no matters from the Chair.

20 NEXT MEETING DATE: MONDAY, February 6, 2017

21. ADJOURNMENT

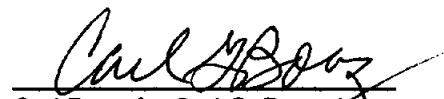
The meeting was adjourned at 8:25 pm.

Approved by:



Peter N. Ives, Chair

Submitted by:



Carl Boaz for Carl G. Boaz Inc.